

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Planning Board Minutes, May 11, 2015

HANSON PLANNING BOARD
MINUTES OF PUBLIC MEETING OF MAY 11, 2015
TOWN HALL, 542 LIBERTY STREET, HANSON, MA

I. CALL TO ORDER

Members present: Donald Ellis, Chairman
Joseph Gamache, Vice Chairman
Stephen Regan, Member
Patricia Glenn, Member

Absent: Joseph Weeks, Clerk

Also present: Town Planner, Laurie Muncy
Administrative Assistant, Virginia Costley

II. ACCEPTANCE OF MINUTES

Postponed until next meeting.

III. DISCUSSIONS

Stonebridge Commons

A posted meeting was held on site at 6:00 PM for the entire Board to do a site inspection at the above-mentioned property.

Mr. Ellis started the discussion by informing the Board members that the American Disabilities Act (ADA) discussion that took place at the last meeting which prompted this site inspection was in error. Ms. Glenn had informed Mr. Ellis that there are no regulations for private sites. Mr. Ellis called the ADA to verify this information and was informed that, in fact, Ms. Glenn was correct. ADA Regulations do not apply to private sites even if it is a 55 and over community. Mr. Ellis stated that to further explore the issue, a revision to the By-Law is needed or a regulation or list of conditions for that site that states it must meet ADA requirements during the application process.

Comments on the site inspection expressed by Mr. Regan were about drainage. He is concerned about the proposal for the drainage in the center area. Mr. Regan talked about the large volume of water travelling down and into the roadway which is the most common pathway for all vehicles coming in and out, and that any issues with drainage need to be addressed. Mr. Regan is concerned that Mr. Ridder's proposal to put in a catch basin of some type could be problematic if it doesn't drain properly. He suggested waiting until Mr. Ridder's engineer advises him what can be done. As far as the tree is concerned, no residents have complained about it that the Board is aware of and the fix may be worse than what is already there. Irrigation has been installed there now and if the Planning Board decides that they want the sidewalk there, the tree would have to come out.

Mr. Gamache mentioned that this is not the best design as the catch basins are a mile apart. Mr. Ridder could have added a couple more at the bullnose. Mr. Ellis feels that the road was done incorrectly because it doesn't direct the water runoff towards the catch basins on the side. He suggested to add a catch basin and tie it in.

The suggestion was made to send Board Members Joe Gamache and Steve Regan to meet with Mr. Ridder's engineer to see how to resolve the problem.

Zoning By-Law Books

Zoning By-law Books were not available for tonight's meeting as the Index has to be re-codified. The Index will be corrected and an Article will be put on for the upcoming Special Town Meeting warrant.

1101 Main Street

Ms. Muncy commented that the applicant for 1101 Main Street came in for Zoning Board of Appeals approval. He now needs to file with the Conservation Commission.

IV. OLD BUSINESS

Azalea Way

Mr. Gamache asked if anything has been done with the finances being released. Ms. Muncy informed the Board that Mr. Self, the engineer for the project, is now on board and is working on it. The As-built Plans are pretty much ready, per Mr. Self. Ms. Muncy is hoping to get this on the Special Town Meeting warrant for acceptance.

When work is complete, an invoice will be prepared and will need to go through the Board of Selectmen. Subsequently, an article will be written for which a public hearing will be held.

If money is left over, recommendations made will be as to street lighting, extension of sidewalks and sloping.

IIV. ADJOURNMENT

Motion to adjourn the meeting: Joseph Gamache

Second: Patricia Glenn

Vote: 4-0